159.0	0005	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	896,100 / 896,100
					USE VALUE:	896,100 / 896,100
					ASSESSED:	896,100 / 896,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EMRICH SHAMSUL
Owner 2:	
Owner 3:	
Street 1:	88 WAVERLY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SHERBURNE ALBERT L & BARBARA/ -
Owner 2:	LIFE ESTATE -
Street 1:	88 WAVERLEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 2574 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	476,100		420,000	896,100
Total Card	0.138	476,100		420,000	896,100
Total Parcel	0.138	476,100		420,000	896,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.14 /Parcel: 348.14

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 105718

GIS Ref

GIS Ref

Insp Date 07/10/18

!12413!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0005-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	476,100	0	6,000.	420,000	896,100		Year end	12/23/2021
2021	101	FV	462,500	0	6,000.	420,000	882,500		Year End Roll	12/10/2020
2020	101	FV	462,500	0	6,000.	420,000	882,500	882,500	Year End Roll	12/18/2019
2019	101	FV	337,500	0	6,000.	420,000	757,500	757,500	Year End Roll	1/3/2019
2018	101	FV	337,500	0	6,000.	354,000	691,500	691,500	Year End Roll	12/20/2017
2017	101	FV	337,500	0	6,000.	324,000	661,500	661,500	Year End Roll	1/3/2017
2016	101	FV	337,500	0	6,000.	276,000	613,500	613,500	Year End	1/4/2016
2015	101	FV	319,400	0	6,000.	240,000	559,400	559,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:40:32

LAST REV

Date	Time
11/10/21	10:57:32
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12413

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHERBURNE ALBER	78673-217		9/10/2021		1,015,000	No	No		
SHERBURNE ALBER	66032-437		9/4/2015	Convenience	10	No	No		
	12901-140		12/1/1975		34,500	No	No		N

USER DEFINED

Prior Id # 1:	105718
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/1/2005	786	Addition	100,000	C		G7	GR FY07	17x30 add new bth
5/7/1997	227	Manual	5,362					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2021	SQ Mailed	MM	Mary M
7/10/2018	Inspected	CC	Chris C
6/30/2018	MEAS&NOTICE	HS	Hanne S
10/17/2008	Meas/Inspect	163	PATRIOT
5/8/2006	Permit Visit	BR	B Rossignol
12/7/1999	Meas/Inspect	256	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.05792534
Const Adj.:	0.98990101
Adj $ / SQ:	141.378
Other Features:	118103
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	533719
Depreciation:	57642
Depreciated Total:	476078

COMMENTS

OF=SINK IN ADD.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

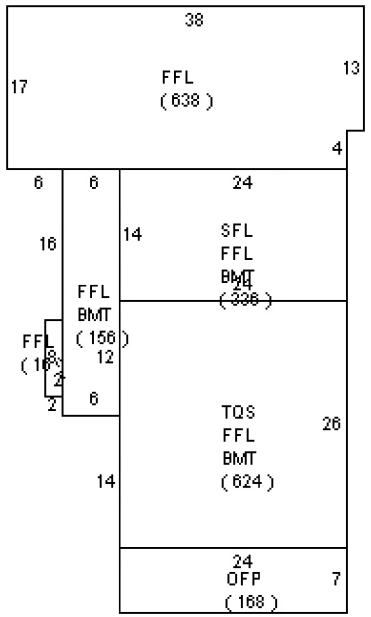
No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.38
Special Features:	0	Val/Su Net:	123.41
Final Total:	476100	Val/Su SzAd	184.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,770	141.380	250,238
BMT	Basement	1,116	42.410	47,333
TQS	3/4 Story	468	141.380	66,165
SFL	Second Floor	336	141.380	47,503
OFP	Open Porch	168	26.060	4,377

Net Sketched Area:	3,858			Total:	415,616
Size Ad	2574	Gross Area	4014	FinArea	2574

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

159.0-0005-0018.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	